

CITY COUNCIL AGENDA

AUGUST 21, 2001

SAN JOSÉ 2020 GENERAL PLAN SYNOPSIS

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES MAYOR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID D. CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- **Strategic Support Services** — The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Economic and Neighborhood Development** — Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.
- **Recreation and Cultural Services** — Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Transportation Services** — A safe and efficient transportation system that contributes to the livability and economic health of the City.
- **Environment and Utility Services** — Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Aviation Services** — Provide for the air transportation needs of the community and the region at levels that are acceptable to the community.
- **Public Safety Services** — Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.

Items listed in Section 10 require approval of both the City Council and the San José Redevelopment Agency Board.

You may speak to the City Council about any item that is on the agenda, and you may also speak on items that are not on the agenda during Open Forum. If you wish to speak to the City Council, please refer to the following guidelines:

1. **Fill out a Yellow Speaker's Card and submit it to the City Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item/s that you wish to address, and it will help ensure the meeting runs smoothly for all participants.
2. When the Council reaches your item on the agenda, Mayor Ron Gonzales will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table.
3. Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Mayor's discretion, depending on the number of speakers or the length of the agenda.
4. To assist you in tracking your speaking time, there are three lights located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act) items must first be noticed on the agenda before any discussion or action.

The San José City Council meets every Tuesday at 1:30 p.m. and every first and third Tuesday at 7 p.m., unless otherwise noted. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

- **Call to Order and Roll Call**
7:35 p.m. – General Plan Public Hearings, Council Chambers, City Hall
Absent: Council Members – None.

Documents relating to the 2001 Annual Review of the General Plan were available for inspection at the Press Table during the meeting in the Council Chambers, City Hall.

1 CONSENT CALENDAR

1.1 General Plan Amendment change for property at the southwest corner of West Santa Clara Street and Delmas Avenue.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from General Commercial to Residential Support for the Core Area (25+ DU/AC) on a 2.1 gross acre site located on the southwest corner of West Santa Clara Street and Delmas Avenue. (San Jose Water Company, Owner/Staff, Applicant). CEQA: Housing Opportunity Study General Plan Amendment Phase I EIR, City Council Resolution No. 70174. Director of Planning, Building and Code Enforcement and Planning Commission recommends Mixed Use with No Underlying Land Use Designation (6-0-1). SNI: Josefa/Auzerais.

GP 00-03-05a – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.2 General Plan Amendment change for property at the southeast corner of West Santa Clara Street and Delmas Avenue.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from General Commercial to Residential Support for the Core Area (25+ DU/AC) on a 4.5 gross acre site located on the southeast corner of West Santa Clara Street and Delmas Avenue. (San Jose Water Company, Owner/Staff, Applicant). CEQA: Housing Opportunity Study General Plan Amendment Phase I EIR, City Council Resolution No. 70174. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (6-0-1). SNI: Josefa/Auzerais.

GP 00-03-05b – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1 CONSENT CALENDAR

1.3 General Plan Text Amendment change for property bounded by Santa Clara Street, Guadalupe River, San Fernando Street and Los Gatos Creek.

Recommendation: General Plan Text Amendment to modify the Urban Design Policies to allow maximum building heights to be defined by the airspace requirements of the San Jose International Airport on a 9.36 gross acre site on the property generally bounded by Santa Clara Street, Guadalupe River, San Fernando Street, and Los Gatos Creek. (San Jose Water Company, Owner/Silicon Valley Advisors, Applicant). CEQA: Addendum to the Phase I Housing Opportunity Study EIR. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). SNI: Josefa/Auzerais.

GP 01-T-03 – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.4 General Plan Amendment change for property at U.S. 101/Bayshore Freeway and Oakland Road.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to High Density Residential (25-50 DU/AC) on a 9.0 gross acre site located on the southeast corner of U.S. 101/Bayshore Freeway and Oakland Road. (Modern Ice Company, Owner/Ruth & Going, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). SNI: 13th Street.

GP 01-03-02 – District 3

This Item Renumbered to Item 2.18

1.5 General Plan Amendment change for property bounded by Santa Clara Street, Union Pacific Railroad tracks, Shortridge Avenue, and South 26th Street.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium density Residential (8-16 DU/AC) on 1.38 acres and General Commercial on 1.38 acres to Transit Corridor Residential (20+ DU/AC) on a 2.76 gross acre site located in an area generally bounded by Santa Clara Street, Union Pacific Railroad tracks, Shortridge Avenue, and South 26th Street (Empire Lumber Site). (Pacific States Investment Company, Owner/Chris Lamen and Associates, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). SNI: Five Wounds/Brookwood Terrace.

GP 01-03-03 – District 3

Deferred to 08/28/01.

1 CONSENT CALENDAR

1.6 General Plan Amendment and associated Text Amendment change for property at Jackson Street, between North Seventh and North Ninth Streets.

Recommendation: General Plan Amendment request to change the Land Use Transportation diagram designation from Light Industrial (Jackson-Taylor Planned Residential Community) to Medium High Density Residential (12-25 DU/AC) (Jackson-Taylor Planned Residential Community) and associated Text Amendment to reflect the proposed changes in the Jackson-Taylor Residential Strategy on a 8.39 gross acre site located on the south side of Jackson Street, between North Seventh and North Ninth Streets. (Mariani Packing Partnership, Owner/Pulte Home Corp., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1).

GP 01-03-04/GP 01-T-19 – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.7 General Plan Amendment change for property at North King Road and Berryessa Road.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Light Industrial on 5.6 acres and Public Park/Open Space on 1.3 acres to Medium High Density Residential (12-25 DU/AC) on a 6.9 gross acre site located on the west side of North King Road, approximately 1,150 feet south of Berryessa Road. (Angie Salamoni, Owner/HMH, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval with direction to confirm Public Park and Open Space Acreage and Trail location prior to City Council (6-0-1).

GP 01-04-02 – District 4

This Item Renumbered to Item 2.19.

1 CONSENT CALENDAR

1.8 General Plan Amendment and associated Text Amendment change for property at Auzerais Avenue between Sunol Avenue and Los Gatos Creek.

Recommendation: General Plan Amendment request to change the Land Use Transportation diagram designation from Combine Industrial/Commercial (Midtown Planned Community) to Transit-Oriented Mixed Use (40-100 DU/AC) (Midtown Planned Community) and associated Text Amendment to modify the description of intensities of allowed uses within the Midtown Planned Community and Midtown Specific Plan on a 13.3 gross acre site located on the north side of Auzerais Avenue between Sunol Avenue and Los Gatos Creek. (Del Monte Corporation, Owner/Staff, Applicant). CEQA: Housing Opportunity Study General Plan Amendment Phase EIR, City Council Resolution No. 70174. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). SNI: Burbank/Del Monte.

GP 00-06-01b/GP 00-T-04 – District 6

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.9 General Plan Amendment and associated Text Amendment change for property bounded by Stockton Avenue, Cinnabar Street, and West Julian Street.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Light Industrial with Mixed Industrial Overlay to Mixed Use with No Underlying Land Use Designation on a 4.18 acre site generally bounded by Stockton Avenue, Cinnabar Street, and West Julian Street and an associated Text Amendment to amend Appendix F: Mixed Use Inventory. (Various, Owner/San Jose City Council, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1).

GP 00-06-08/GP 01-T-30 – District 6

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.10 General Plan Text Amendment to allow affordable and additional residential units in the Central Coyote area.

Recommendation: Amend the text to allow affordable and additional residential units in the Central Coyote area. (Housing Production Team Recommendations 7 and 21). (City Council). CEQA: Reuse of San Jose 2020 EIR adopted by Resolution 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1).

GP 01-T-20

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1 CONSENT CALENDAR

1.11 General Plan Text Amendment to expand the residential uses on Commercially Designated Parcels Discretionary Alternate Use Policy to include office use.

Recommendation: Amend the text to expand the Residential Uses on Commercially Designated Parcels Discretionary Alternate Use Policy to include office use. (Housing Production Team Recommendation 49). (City Council). CEQA: Reuse of San Jose 2020 EIR adopted by Resolution 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1).

GP 01-T-22

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

1.12 General Plan Text Amendment to discourage large non-residential/institutional uses next to each other on residentially designated areas.

Recommendation: Amend the text to discourage large non-residential/institutional uses next to each other on residentially designated areas. (Staff) CEQA: Reuse of San Jose 2020 EIR adopted by Resolution 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1).

GP 01-T-35

Staff and Planning Commission recommendation was tentatively approved.

Vote: 11-0-0-0.

END OF CONSENT CALENDAR

2 PUBLIC HEARINGS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

2.1 PUBLIC HEARING on General Plan Amendment change for property at Winchester Boulevard and Moorpark Avenue.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) on 0.58 acre, High Density Residential (25-50 DU/AC) on 0.55 acre, and General Commercial on 0.58 acre to Transit Corridor Residential (20+ DU/AC) on a 1.71 gross acre site located at the southwest corner of Winchester Boulevard and Moorpark Avenue. (Margaret & Richard Orlandi, and Saberi & Hermosillo Ramiro, Owner/Silicon Valley Advisors, Applicant). CEQA: Negative Declaration pending. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). District 1. SNI: Winchester.
GP 01-01-01 – District 1

Continued to 08/28/01.

2.2 PUBLIC HEARING on General Plan Text Amendment change for property at Winchester Boulevard and Moorpark Avenue.

Recommendation: PUBLIC HEARING on General Plan Text Amendment to modify the Urban Design Policies to increase the maximum building height from 50 to 120 feet on a 1.71 gross acre site located at the southwest corner of Winchester Boulevard and Moorpark Avenue. (Margaret & Richard Orlandi, Andy Saberi & Hermosillo Ramiro, Owner/Silicon Valley Advisors, Applicant). CEQA: Negative Declaration pending. Director of Planning, Building and Code Enforcement recommends no change to the General Plan. Planning Commission failed to make a recommendation (3-3-1). Per San José Municipal Code 18.08.100, the Commission's failure to make a report is deemed to be a negative recommendation. SNI: Winchester.

GP 01-T-13 – District 1

Continued to 08/28/01.

2 PUBLIC HEARINGS

2.3 PUBLIC HEARING on General Plan Amendment change for property at U.S. 101 and Metcalf Road.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) on 17.9 acres and Non-Urban Hillside on 3.7 acres to Medium Density Residential (8-16 DU/AC) on a 21.6 gross acre site located on the easterly side of U.S. 101 and northerly of Metcalf Road. (Braddock & Logan Group, Owner/HMH, Inc., Applicant). CEQA: Pending. Director of Planning, Building and Code Enforcement and Planning Commission recommend deferral to 2002 General Plan Review.

GP 01-02-01 – District 2

Continued to 2002 General Plan Review.

2.4 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at North First Street and Metro Drive.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park (Rincon South Planned Community) to Transit Corridor Residential (25-65 DU/AC) on 3.02 acres and Industrial Park with Hotel (Rincon South Planned Community) on 3.38 acres and associated Text Amendment to reflect the proposed changes in the Rincon South Specific Plan on a 6.4 gross acre site located on the southwest corner of North First Street and Metro Drive. (Airport IV, Owner/Silicon Valley Advisors, Applicant). CEQA: Reuse of the San Jose 2020 EIR adopted by Resolution No. 65459.

GP 01-03-01/GP 01-T-29 – District 3

Continued to 11/06/01.

2.5 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Lick Avenue and Floyd Street.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) (Tamien Station Area Planned Community) to High Density Residential (25-40 DU/AC) (Tamien Station Area Planned Community) and associated Text Amendment to reflect the proposed changes in the Tamien Station Area Specific Plan, to change the setback requirements and to allow a maximum building height of 65 feet on 0.6 gross acre site located on the northeast corner of Lick Avenue and Floyd Street. (John and Marjorie Previtera, Owner/Core Development, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend denial/no change to the General Plan (6-0-1).

GP 01-03-06/GP 01-T-07 – District 3

Dropped.

2 PUBLIC HEARINGS

2.6 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Highway 87 and Alma Avenue.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Mixed Use (25-55 DU/AC) (Tamien Station Area Planned Community) to Mixed Use (25-150 DU/AC) (Tamien Station Area Planned Community) and associated Text Amendment to reflect the proposed changes in the Tamien Station Area Specific Plan to increase residential densities up to 150 DU/AC in the Mixed Use designation and to allow a maximum building height of 120 feet on a 2.7 gross acre site located on the northeast corner of Highway 87 and Alma Avenue. (Dwad Properties, Owner/Barry Swenson Builder, Applicant). CEQA: Negative Declaration. SNI: Washington.

GP 01-03-07/GP 01-T-08 – District 3

Continued to 11/06/01.

2.7 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at North Ninth Street and Jackson Street.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use Transportation diagram designation from Medium High Density Residential (12-25 DU/AC) with a height limit of 40 feet (Jackson-Taylor Planned Residential Community) to Transit Corridor Residential (20+ DU/AC) and associated Text Amendment to reflect the proposed changes for a height limit of 50 feet in the Jackson-Taylor Planned Residential Community on a 1.3 gross acre site located on the northeast corner of North Ninth Street and Jackson Street. (Martin and Neil Feldman, Owner/Core Development, Inc., Applicant). CEQA: Negative Declaration.

GP 01-03-08/GP 01-T-17 – District 3

Dropped.

2.8 PUBLIC HEARING on General Plan Text Amendment change for property at Highway 87 and Alma Avenue.

Recommendation: PUBLIC HEARING on General Plan Text Amendment request to amend the Tamien Station Area Specific Plan to allow a maximum building height of 120 feet on a 9.15 gross acre site located at the southwest corner of Highway 87 and Alma Avenue (Elks Lodge Site). (San Jose Elks Building Company, Owner/Silicon Valley Advisors, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommends approval of 120 foot building height on 1.7 acre portion of the northerly corner of the site. Planning Commission recommends 120-foot building height on 3.0 acres, 90 feet on 1.5 acres, and 65 feet on 4.65 acres (6-0-1).

GP 01-T-06 – District 6

Staff recommendation was tentatively approved. Vote: 11-0-0-0.

2 PUBLIC HEARINGS

2.9 PUBLIC HEARING on General Plan Amendment change for property at Foxworthy Avenue and Rubino Drive, east of Almaden Road and the Guadalupe River.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation General Commercial to Medium Density Residential (8-16 DU/AC) on a 6.7 gross acre site located at the southerly side of Foxworthy Avenue at the terminus of Rubino Drive, just east of Almaden Road and the Guadalupe River. (Salvatore Rubino, et al, Owner/Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommends no change to the General Plan. Planning Commission failed to make a recommendation (3-3-1). Per San José Municipal Code 18.08.100, the Commission's failure to make a report is deemed to be a negative recommendation.

GP 01-06-03 – District 6

Applicant's request for Medium Density Residential (8-16 DU/AC) was tentatively approved with Staff directed to follow up on the concerns enumerated in the letter from Pinehurst Residents Association. Vote: 11-0-0-0.

2.10 PUBLIC HEARING on General Plan Amendment change for property at Tully Road and South 10th Street.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Public Park/Open Space on a 15.8 acre site to High Density Residential (25-50 DU/AC) on 12.33 acres and Public/Quasi-Public on 3.5 acres located on the south side of Tully Road, approximately 100 feet east of South 10th Street. (County of Santa Clara, Owner/Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (4-2-1).

GP 01-07-01 – District 7

Continued to 08/28/01.

2 PUBLIC HEARINGS

2.11 PUBLIC HEARING on General Plan Amendment change for property at Murrillo Avenue and Quimby Road.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation diagram designation from Very Low Density Residential (2.0 DU/AC) on 6.3 acres, Non-Urban Hillside on 1.7 acres and Outside the Urban Service Area to Low Density Residential (5 DU/AC) and inclusion in the Urban Service Area for property located approximately 1,070 feet east of Murrillo Avenue and 380 feet northerly of Quimby Road. (Richard Ceraolo, Owner/HMH, Inc, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval of Inclusion in the Urban Service area only. No change in Land Use Designation (6-0-1).

GP 01-08-01 – District 8

Continued to 08/28/01.

2.12 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Wendover Lane, between Yerba Buena Road and Neiman Avenue, north of Woodbury Lane.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Non-Urban Hillside on 24.9 acres and Rural Residential (0.2 DU/AC) on 8.5 acres (Silver Creek Planned Residential Community) to Estate Residential (1 DU/AC) (Silver Creek Planned Residential Community) on a 33.4 acre site located at the terminus of Wendover Lane between Yerba Buena Road and Neiman Avenue northerly of Woodbury Lane, and an associated Text Amendment to reflect changes to the Silver Creek Planned Residential Community. (Lion Estates, Owner/HMH, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (6-0-1).

GP 01-08-02/GP 01-T-28 – District 8

Continued to 08/28/01.

2.13 PUBLIC HEARING on General Plan Amendment change for property at Fleming Avenue and Warner Drive.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Very Low Density Residential (2 DU/AC) to Low Density Residential (5 DU/AC) on a 5.6 gross acre site located on the north side of Fleming Avenue at Warner Drive. (Lands of Touce Properties, Owner/HMH, Inc, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (6-0-1).

GP 01-08-03 – District 8

Continued to 08/28/01.

2 PUBLIC HEARINGS

2.14 PUBLIC HEARING on General Plan Amendment change for property at Russo Drive and Cherryview Lane.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from General Commercial to High Density Residential (25-50 DU/AC) on a 4.18 gross acre site located on the southeasterly corner of Russo Drive and Cherryview Lane. (John Giacomazzi Owner/Applicant).

CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (6-0-1).

GP 01-09-01 – District 9

Continued to 08/28/01.

Items 2.15 and 2.16 were considered together.

2.15 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Yucca Avenue, between Foxworthy and Hillsdale Avenues.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial to Mixed Use with No Underlying Land Use Designation on a 2.72 acre site located on the east side of Yucca Avenue, between Foxworthy and Hillsdale Avenues. The proposal includes a text amendment to add the precise mix of proposed uses to Appendix F of the General Plan. (Garrett Rajkovich et al, Owner/Hacienda Gardens, LLC, MacKay and Soms, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend Mixed Use with No Underlying Designation with 12-25 DU/AC on 2.45 acres and Neighborhood Community Commercial on 0.27 acre and preparation of a Master Plan Development Zoning on the entire site (6-0-1).

GP 01-09-02/GP 01-T-18 – District 9

Council tentatively approved General Plan Land Use Designation of Mixed Use with No Underlying designation allowing for 12-25 units per acre on 2.45 acres with 3000-9000 square feet of General Commercial. Vote: 11-0-0-0.

2 PUBLIC HEARINGS

2.16 PUBLIC HEARING on General Plan Amendment change for property at Meridian Avenue and Foxworthy Avenue.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial to High Density Residential (25-50 DU/AC) on a 9.5 acre site located on the westerly side of Meridian Avenue, approximately 350 feet northerly of Foxworthy Avenue. (Garrett Rajkovich, et al, Owner/Hacienda Gardens, LLC, MacKay and Soms, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommends Medium High Density Residential (12-25) DU/AC). Planning Commission recommends Mixed Use with No Underlying Designation including 80-160 residential units and up to 88,000 square feet of commercial building area (6-0-1).

GP 01-09-03 – District 9

Council tentatively approved General Plan land use designation of Mixed Use with No Underlying designation allowing for 12-25 units per acre and 0-88,000 square feet of General Commercial.

For GP 01-09-02/GP 01-T-18 and GP 01-09-03 – District 9: Council requested that the applicant honor all existing leases within the shopping center and that the applicant work with the existing tenants that wish to remain in the revitalized shopping center. Council directed that Staff ensure the following occurs at the PD Zoning stage with the involvement of a community Task Force:

- (1) The project should beneficially interface with the existing neighborhood;**
- (2) Retail stores should be included in the project;**
- (3) Traffic analysis should be done to help determine the appropriate overall density of the project; and**
- (4) The project should address issues of traffic calming, public parks, building heights, and parking requirements.**

Vote: 11-0-0-0.

2.17 PUBLIC HEARING on General Plan Amendment change for property at Almaden Road and McKean Road.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from South Almaden Valley Reserve Land Outside the Urban Service Area to Removal from the South Almaden Valley Urban Reserve, Inclusion within the Urban Service Area and Low Density Residential (5 DU/AC) on a 2.3 acre site located approximately 450 feet southeasterly of Almaden and McKean Roads. (Vernon and Joanne Anzalene/Anzalene Trust, Owner/ICRES Applicant). CEQA: EIR incomplete.

GP 01-10-01 – District 10

Dropped.

2 PUBLIC HEARINGS

2.18 General Plan Amendment change for property at U.S. 101/Bayshore Freeway and Oakland Road.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to High Density Residential (25-50 DU/AC) on a 9.0 gross acre site located on the southeast corner of U.S. 101/Bayshore Freeway and Oakland Road. (Modern Ice Company, Owner/Ruth & Going, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (6-0-1). SNI: 13th Street.

GP 01-03-02 – District 3

This Item Renumbered From Item 1.4

Continued to 08/28/01.

2.19 General Plan Amendment change for property at North King Road and Berryessa Road.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Light Industrial on 5.6 acres and Public Park/Open Space on 1.3 acres to Medium High Density Residential (12-25 DU/AC) on a 6.9 gross acre site located on the west side of North King Road, approximately 1,150 feet south of Berryessa Road. (Angie Salamoni, Owner/HMH, Inc., Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval with direction to confirm Public Park and Open Space Acreage and Trail location prior to City Council (6-0-1).

GP 01-04-02 – District 4

This Item Renumbered From Item 1.7

Continued to 08/28/01.

- **Open Forum**

None.

- **Adjournment**

The Council of the City of San José adjourned the General Plan Public Hearings at 11:35 p.m.